

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2003.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to PDD Planned Development District for single family residential:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, IN THE ROBERT STEVENSON SURVEY, A-54, BEING OUT OF THE GREENS PRAIRIE INVESTORS, LTD. REMAINDER OF A 316.02 ACRE TRACT, AS RECORDED IN VOL. 3905, PAGE 55 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.

The purpose and intent of this Planned Development District is a single family residential community with amenities that provide for an enhanced quality of life.

The land use for this development is single-family residential consisting of typical single-family lots similar to those in Section 1 of the Castlegate Subdivision. Additional land uses include common areas consisting of open space, landscaped areas, green belts and storm water detention areas.

Modifications or variations to the City of College Station Standards may be requested for the following items:

- Street pavement width for collector and residential streets
- Sidewalk requirements for collector and residential streets
- Building setback line distances
- Minimum lot size and dimensions with special consideration to lots that are located adjacent to the floodplain or greenway areas

**METES AND BOUNDS DESCRIPTION
OF A 32.138 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, in the Robert Stevenson Survey, A-54, being out of the Greens Prairie Investors, Ltd. remainder of a 316.02 acre tract, as recorded in Vol. 3905, Page 55, of the Brazos County Official Records(B.C.O.R.) and being more particularly described by metes and bounds as follows with all control referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

BEGINNING at a 5/8" iron rod set for the east corner of this tract, also being the south corner of Castlegate Section 4, Phase 2, as recorded in Vol. 4362, Page 42-43, of the B.C.O.R., also being a point on the northwest right-of-way line of Greens Prairie Road, also having a Texas State Plane Coordinate Value of Y=10,184,792.69(N) X=3,573,640.58 (E) and being South 42°57'50" West, a distance of 1,617.61 feet from Monument # 137 referenced to said Coordinate System;

THENCE along the common line between this tract and said right-of-way line of Greens Prairie Road for the following calls:

THENCE South 41°02'57" West, a distance of 113.44 feet to a fencepost found for corner;

THENCE South 41°36'42" West, a distance of 239.32 feet to a fencepost found for corner;

THENCE South 41°19'58" West, a distance of 242.05 feet to a fencepost found for corner;

THENCE South 41°17'16" West, a distance of 227.49 feet to a fencepost found for corner;

THENCE South 41°19'02" West, a distance of 248.55 feet to a fencepost found for corner;

THENCE South 40°42'23" West, a distance of 21.82 feet to a 5/8" iron rod set for the south corner of this tract, also being the east corner of a 9.896 acre tract, Greens Prairie Investors, Ltd., remainder of a 316.02 acre tract, as recorded in Vol. 3905, Page 55, of the B.C.O.R.;

THENCE North 56°31'58" West, a distance of 884.65 feet along the common line between this tract and said 9.896 acre tract to a 5/8" iron rod set for a southwest corner of this tract, also being an east corner of the Future Castlegate Subdivision, Section 7;

THENCE along the common line between this tract and said Future Castlegate Section 7 for the following calls:

North 6°35'48" West, a distance of 256.86 feet to a 5/8" iron rod set for corner;

North 5°27'54" West, a distance of 353.89 feet to a 5/8" iron rod set for corner;

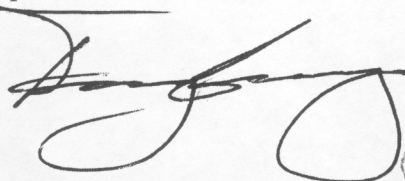
North 13°19'55" East, a distance of 254.47 feet to a 5/8" iron rod set for the northwest corner of this tract, also being the northeast corner of said Future Castlegate Section 7, also being a point on the south right-of-way line of Castlegate Drive, as recorded in Section 9, Volume 4820, Page 94-96;

THENCE around a curve to the left having a delta angle of 52°21'10", an arc distance of 761.25 feet, a radius of 833.12 feet, and a chord of North 75°19'21" East, a distance of 735.04 feet along the common line between this tract and said right-of-way line of Castlegate Drive to a 5/8" iron rod found for the north corner of this tract, also being the west corner of said Castlegate Section 4, Phase 2;

THENCE along the common line between this tract and said southwest line of Section 4, Phase 2 for the following calls:

South 40°45'44" East, a distance of 180.71 feet to a 5/8" iron rod found for corner;

South 48°00'07" East, a distance of 854.71 feet to the **PLACE OF BEGINNING** containing 1,399,921 square feet or 32.138 acres.



Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
2003-08-22-rezoning.doc
08-22-2003





CASTLEGATE SEC. 5 & 6

City of College Station, Texas
DEVELOPMENT REVIEW

Case: 03-177

REZONING